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ASIAN COMMUNITY DEVELOPMENT CORPORATION ANNUAL REPORT

July 1, 1988 to June 30, 1989

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ACDC Members and Friends:

On behalf of the Board of Directors, it is my pleasure to submit this report to you highlighting ACDC's accomplishments this year.

For the past year, ACDC has been working diligently with the community and the Boston Redevelopment Authority (BRA) to design a program for Parcel B which will provide 120 units of housing in a quality living and open space environment. In addition, ACDC has successfully completed some predevelopment work, including a site survey and selection of consultants for engineering and transportation studies. ACDC will continue to work with the BRA and the community to ensure that Parcel B is completed in a timely and responsible manner.

ACDC is also pleased to announced that, in addition to the Parcel B Housing Project, an "Asian Business Resource Center" has been established to promote the creation and expansion of small businesses in Chinatown. This program is being conducted in collaboration with the Council for Economic Action, a research and technical assistance organization which has successfully implemented similar economic development projects throughout the United States. ACDC anticipates the Center to be fully operational by next Spring.

This year, ACDC has also devoted substantial efforts to building its organizational capacity. ACDC has increased its membership base to over 95 dues paying members, and our 16 member Board of Directors continues to provide active and energetic leadership in all ACDC activities. During fiscal year 88-89, ACDC was also successful in raising funds for our operating budget from various foundations and corporations, and from the Executive Office of Communities and Development. ACDC would like to thank these funding sources for their continuing support.

ACDC welcomes your participation. If you have not done so, please join us by filling out a membership application form. Membership is open to any individual 18 years of age who lives or works in Chinatown, or who supports the mission of ACDC. By joining as a member, you can make ACDC work for you, and also help to make Chinatown a better community for all of us.

Sincerely yours,

Jacquie L. Kay

Jacquie L. Kay
President

亞美社區發展協會週年報告

一九八八年七月一日至一九八九年六月卅日

親愛的亞美社區發展協會會員及朋友：

本人很榮幸代表董事局報告這年來亞美協會的一些突出成就。

在過去一年來，亞美協會與波市重建局努力合作，為B地段草擬一項有關環境，而且完善的計劃，不單會已程人員及社區人士生成行發展及交通保有足夠的空曠地。此外，亞美社區發展協會將繼續與波市重建局及社區合作，去確保"B"地段依時和負責任地完成工程。

亞美發展協會亦很高興宣佈，除了B地段房屋工程外，還設立了一個"亞商業發展資源中心"促進在華埠經濟發展的。經濟發展計劃。亞美協會預料資料中心會在全面工作。

本年，亞美社區發展協會會員亦相當的努力去建立其組織的能力。六個經濟行政功能，包括發展小型商業，這計劃是與亞商業局一起合作推行類似的經濟發展計劃。亞美協會預料資料中心會在全面工作。

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本協會董事局至區謝意，感謝他們對本會不斷的支持。

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Update on Parcel B

Approximately one year ago, ACDC was tentatively designated by the Boston Redevelopment Authority (BRAd) as developer of Parcel B, the northern half of the former Parcel R3-R3A site in Chinatown. Parcel B is approximately 36,000 square feet and is bounded by Washington Street, Oak Street, Maple Place and public way dividing Parcel R3-R3A in half. The Chinese Economic Development Council was tentatively designated developer of Parcel A, the southern half of parcel R3-R3A. In addition to the division of Parcel R3-R3A and the designation of two community developers, the BRA proposed to develop a new site in Chinatown, Parcel C, as a multi-use community center. Parcel C is located directly across Parcel B on Oak Street. The community center will provide much needed space for the Chinatown YMCA, the Boys and Girls Club, the South Cove Community Health Center, the Quincy School Community Council, the Chinese American Civic Association, the Asian American Resource Workshop, and the Chinese Progressive Association. A Parcel C task force comprising of these agencies has been formed to plan and develop this community center.

For the past year, ACDC and its architects Woo & Williams have been working diligently to modify the development program to accommodate the new site. For over two months, the ACDC development team met every Monday morning at 8:00 to revise the development proposal. The ACDC Board of Directors actively debated the residential and open space scheme and addressed the various public interest issues related to architecture and urban design. With a firm commitment to providing the maximum number of affordable units while adhering to design principles of "livable" unit and "quality" open space, ACDC is proposing to build 120 rental units on Parcel B. Due to the great demand for affordable housing, 67% or 80 of the 120 units will be affordable to low and moderate income families. ACDC has also designed a residential unit mix responsive to the needs of larger family size units by providing 76% of the units as two and three bedroom units, and 13% as four bedroom units.

Since completing the groundwork for the Parcel B design, development and financing program, ACDC has been fundraising for the pre-development expenses and working with consultants to conduct technical surveys and studies of the site in preparation for construction. ACDC , CEDC and the New England Medical Center recently initiated a comprehensive transportation and traffic study to determine what impacts will be generated by the developments of Parcels A, B and C, as well as the Medical Center's Masterplan.

The total cost for the Parcel B housing development project is approximately $20 million. In July 1989, the BRA proposed uniting Parcels A, B and C as a way to finance both the housing

B地段最新消息

發展三部的有兩段及盤的福會；社區事各位協員個出三十作發們項的會担將及是力社董的單美可十作十努美的關屋垂對八要之已垂會有房則，區即需份Williams時間協計担原社又庭百的垂區可設由六大的Woo個月議。市供的之對房師兩個建築量土單百份了睡策過展建盖矇宅的三建超發與會"空住中的。至及其在改就社質"的當起的。

指定B地段為另B會人發局部。B地地定分布在益華及R3RA指段華就群及劃被地在街董會策半及把步初R3發於會委立，去重北里會把去落年區成市的宝協了議座青社經波段美展除建是埠校已被地街發外，市段華學會步R3RA屋濟此建局地的士員初街，經，C間昆委會為極人部。重心。空心，作協稱盛華半外，心。垂中工展前華南人中需務段發埠是道。的展區急醫地區華圍通段發社有人C社在氧失地為途供華的美是其公R3RA構用提心，構多會中機前，垂段呎，條R3機即區為心化述，該平間這社，作中又上約一年構，個段，區商括機六千中大展萬份的機兩地社垂包展定C面會個中心。

段約成地半地段華前展大分A兩一地段美進這地段的有兩段及盤的福會；社區事各位協員個出三十作發們項的會担將及是力社董的單美可十作十努美的關屋垂對八要之已垂會有房則，區即需份Williams時間協計担原社又庭百的垂區可設由六大的Woo個月議。市供的之對房師兩個建築量土單百份了睡策過展建盖矇宅的三建超發與會"空住中的。至及其在改就社質"的當起的。修盖向優祖位得兩個及分單担為個員住個個員住單十十从單會盤。去劃着及"優祖位得兩個及分單担為個員住個個員住單十十从單發新時士見。適"區應八曠蔗"舒百二二可的社憑上空表持"一百百庭六十美去早及發堅建在入又十亚劃，一宅趨時與大收之年展屋取的及地求中百的。計期住論同段甚等份未，發每爭盃話B需及有房的過一去次組地利承在的依此睡在去展積公堅建議屋是故個修小極失定房會應四

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等和心務已量中医會測務及美協術医與後進英倫段作作及紐C地工合會華在A，B及基公司經了程會定成工協決劃顧垂完研通玄準務及開好及展需作輛的影發所程運来計前工面帶設展築全所段發建一劃地作為了計B用究体開展整中心最近款盤近得自從為項研

B地段的房屋發展工程的總費用大概是二千萬元，於一九八九年又A，波市重建局建方法。把三個地盤的一個集合起来，作為房屋及社區成部份，發展可

and community center developments. By uniting the three sites, the housing and community center components will be able to access approximately $22 million of housing linkage monies which will be generated by Boston Crossing, Commonwealth Center and the Bedford/Kingston development projects. Potential opportunities to enhance the project's internal economic efficiencies also become possible. For example, by constructing a shared garage rather than two or three separate garages, the development teams will save on construction and operating costs. Furthermore, the BRA has invited the New England Medical Center to consider buying or leasing a level of the garage as a way to provide additional financing for Parcels A, B and C.

The Parcel B housing development project is increasingly challenging in light of the state's fiscal crisis, and the need to address the financing problems with creative solutions. However, much progress has been made in the past year and ACDC is optimistic that the project will break ground in 1990. Towards this goal, ACDC will continue to work collaboratively with the BRA and the community to ensure the project's success.

Asian Business Resource Center

Aside from housing production, ACDC is also concerned with Chinatown's economic development. ACDC believes that community economic development should serve a dual purpose: to create and retain local employment opportunities and to stimulate local control and generation of capital. Increasingly, the promotion of locally-owned small businesses has become an important strategy to achieve these goals. These locally owned small businesses promote the retention of wealth within the community, are more responsive to local employment and product needs, and create an "entrepreneurial base" which can promote business development in the future.

Moreover, the job creation potential of small businesses is a well documented fact. During the 1970's, independently owned firms with fewer than 20 employees generated 66% of all new jobs in the United States. Over the years, small business enterprises have become a major component of every urban economy, generally accounting for between 40-50% of the job growth. It has been found that a small business development strategy, if properly conceived and implemented, can serve as a driving force in the revitalization of a community. As a result, small businesses have played a major role in guiding neighborhood development in inner cities, suburban communities, and rural small towns.

After a year of planning, ACDC is proud to announce the start-up of the "Asian Business Resource Center". The goal of the Center is to provide information, training and technical assistance to entrepreneurs in the Asian community who wish to start or expand their businesses. This project is being conducted in collaboration with the Council for Economic Action (CEA), a research and technical assistance organization which has

廣，去或滙會個用。車停
款項是由波士頓市政府向州議會申請的，這些款項可以從車牌費或租賃一層停車場的收費中撥出一些款項來興建一個便利市民的停車場。例如：興建一個小型的停車場，這樣波士頓市政府就可以去說服一些私人發展商在建築一個大型的停車場時，同意興建一個小型的停車場，作為公眾使用。

由於波士頓市政府的財政危機，B地段的房屋發展計劃所面臨的挑戰未能不斷年基本去計劃。不過，在計劃的方法上，波士頓市政府有需要運用靈活的方法去解決這種財務問題。不過，在計劃的方法上，波士頓市政府有需要運用靈活的方法去解決這種財務問題。一九九〇年動工興建的房屋發展工程會於一九九〇年動工興建的房屋發展工程會於一九九〇年動工興建的房屋發展工程會於

implemented small business development systems in 15 states, including a successful project with Vietnamese refugees in Stockton, California.

The Center's program will have the following components:

1) Community Outreach: The Center will conduct extensive outreach in the Asian community to find people who want to start and operate their own businesses. Information about business opportunities will be provided though newsletters and workshops. A special focus of this outreach will be Southeast Asian refugees and women.

2) Market Identification: The Center will systematically identify those industries which offer the most promising business opportunities for Asian entrepreneurs.

3) Management Education: The Center will provide introductory and in-depth management training courses for aspiring or existing business owners. The courses will include topics such as the business plan, basic recordkeeping and accounting, budgeting, financial management, human resources management, marketing, operations management, strategic planning, and capital formation.

4) Technical Assistance: The Center will provide "hands-on" support to help entrepreneurs address the problems of running a new business. Counselling will be offered on a one-to-one basis with individualized services tailored to the needs of the client. The assistance will be ongoing until the business is established and can function successfully on its own.

ACDC will be cooperating with the Chinatown Neighborhood Council, the BRA and other interested community groups to carry out the goals of the Business Resource Center. ACDC is now seeking funding for this project. We hope the Center will be fully operational by next Spring. We welcome your suggestions and participation.

Acknowledgments

ACDC would like to thank the following funders for their support of ACDC's operating expenses: Riley Foundation, Old South Fund, Old Colony Trust, Hyams Foundation, Boston Globe Foundation, Bank of Boston, Shawmut Charitable Foundation, Bank of New England, Gillette Company, Burgess Urban Fund of the Episcopal City Mission, Bank of New England, and the Executive Office of Communities and Development.

ACDC would like to also thank the following for their financial support of the Parcel B housing development project: Riley Foundation, Hyams Foundation, Community Economic Development Assistance Corporation, and the New England Medical Center.

中心計劃將會有下列組成部份：

1. 社區外展联絡：中心會在亞裔社區進行廣泛的外展工作，去接触那些希望開展及經營生意的人。有関商業機會的資料會透過通訊及研習班去分派，這將會是特別着重與東南亞難民联絡。

2. 尋找市場：中心會系統地找出商業前景最好的工業，提供給亞裔企業人員。

3. 管理教育：中心會向有抱負的或現時商業的經營者提一些基本或深入的管理訓練課程。這些課程會包括商業計劃，基本部記及會計，預算，財務管理，人文資源管理，銷售，經營管理，策略計劃和籌集資金等項目。

4. 技術協助：中心會提供"親手"的支援，去協助企業管理人員去處理經營新商業的問題，並會提供個別的輔導，去就求助者的需要給予服務。這些協助是不斷的，直至這商業已得到穩固而可以成功地自行運作為止。

亞美協會與華埠區議會，波市重建局及其他有興趣參予的社區組織合作，去推行商業資源中心的目标。亞美協會現正為這個計劃尋求資助款項，我們希望中心會在明春全面展開工作，並希望你的建議日參予。

鳴謝

亞美協會僅向下列資助機構致謝，多謝他們撥款支持本會的經費開支：
某利基金會，老南基金會，老殖民信托，夏含氏基金，波士頓環球基金會，波士頓銀行，所物慈善基金，紐英倫銀行，吉烈公司，主教派城市行動保安市區基金，和社區及發展行政署。

亞美協會亦感謝下列各機構撥款資助日地段的房屋發展工程：
某利基金會，夏含士基金會，社區經濟發展協助組織及紐英倫医務中心。

Asian Community Developement Corporation
Period Ended 12/31/88

Income Statement

Revenues:			
Grants	$115,200.00		
Due From Boston Redevelopement	$82,740.00		
Other Income	$2,204.00		
Interest Income	$589.00		
Membership Fees	$510.00		
Total Revenues:		$201,243.00	
Expenses:			
Advertising	$5,176.00		
Bank Service Charges	$84.00		
Copy & Printing Expense	$769.00		
Dues & Subscriptions	$617.00		
Insurance Expense	$5,260.00		
Legal & Accounting	$1,000.00		
Office Supplies	$1,872.00		
Other Expense	$600.00		
Payroll Taxes	$2,184.00		
Postage Expense	$467.00		
Rent Expense	$3,109.00		
Salary & Wages	$26,431.00		
Utilities	$151.00		
Telephone	$691.00		
Total Expenses:		$48,411.00	
Revenue in Excess of Expenses:			$152,832.00

Asian Community Developement Corporation
Period Ended 12/31/88

Balance Sheet

Assets			
Cash-Regular Account	$1,542.00		
Cash-Project Account	$500.00		
Cash-First Rate Account	$26,175.00		
Total Cash		$28,217.00	
Due From Boston Redevelopment		$82,740.00	
Total Current Assets:		$110,957.00	
Office Equipment		$636.00	
Office Furniture		$1,386.00	
Capitalized Housing Developement Costs		$98,744.00	
Total Assets:			$211,723.00
Liabilities & Fund Balance			
Accrued Expenses	$84,240.00		
Payroll Taxes Withheld	($7,984.00)		
Total Current Liabilities:		$76,256.00	
Fund Balance:		$135,467.00	
Total Liabilities & Fund Balance:			$211,723.00

ASIAN COMMUNITY DEVELOPMENT CORPORATION
360B Tremont Street
Boston, MA 02116
482-2380

___ I would like to become a member of the Asian Community Development Corporation. (Annual membership fee is $10 for individuals, and $15 for families.) I am interested in the following (check all that apply):

__ Housing Development
__ Neighborhood Planning
__ Community Organizing
__ Crime/Public Safety
__ Commercial Development
__ Fundraising
__ Educational Forums
__ Social Services

If you are applying for a family membership, please indicate the number of members in your family and their names:

___ I would like more information about the Parcel B Housing Development.

___ I would like more information about the Asian Business Resource Center.

Name:_____

Address:_____

Telephone (Home)_____(Work)_____

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亞美社區發展協會

360B TREMONT STREET
BOSTON, MA 02116
482-2380

___ 我願意成為亞美社區發展協會會員. (個人會員每年會費為十元,家庭會員為十五元). 我對下列感興趣(請選所有適用的).

___ 房屋發展
___ 隣區計劃
___ 社區組織
___ 罪案/公共安全
___ 商業發展
___ 籌款
___ 教育研討會
___ 社會服務

若申請成為家庭會員,請寫上家庭成員的數目及姓名。

___ 我願意知道更多有關B地段房屋發展資料.

___ 我願意知道更多有關亞裔商業資源中心的資料.

姓名: ---

地址: ---

電話(住宅): --- (工作) ---